

## Parking Requirements by Use - Revisions and Rationale

Land Use	Current Requirement	Proposed Requirement	Rationale for Change
<b>Residential Uses</b>			
One- and two-family dwelling unit	1.5 spaces per unit	1.5 spaces per unit	NO CHANGE
Dwelling in RL zone	2.0 spaces per unit	removed	Consistent with "dwelling unit"
Dwelling Unit on Irvine Avenue	2 spaces per unit plus 1 guest parking area per unit	2 spaces per unit plus 1 guest parking area per unit	NO CHANGE
Multiple-family dwelling unit	1.5 spaces per unit	1 space per 1-2 room unit, 1.5 spaces per 3-4 room unit, and 2 spaces per unit with 5 or more rooms	Supports greater parking for larger individual units
Housing for the elderly	0.33 spaces per unit	0.33 spaces per unit	NO CHANGE
Live-work unit	none	2 spaces per unit	Definition in zoning code that needed to be added to parking requirements
Community residential facility, emergency housing facility, free-standing foster care home, overnight shelter, shelter for battered persons, transitional housing facility	1 space per every 2 adult facility residents	1.5 space per every 4 adult facility residents	Consistent with "sober house." Similar requirement to other cities (e.g., Minneapolis)
Mission	1 space per employee	removed	Obsolete term in zoning code
Sober house	1.5 spaces per every 4 adult residents	1.5 space per every 4 adult residents	NO CHANGE
Roominghouse, boardinghouse	1 space per 3 occupancy units	1 space per 3 occupancy units	NO CHANGE
Boarding care home	1 space per 2 beds and 1 space per day shift employee or full-time equivalent	1 space per every 3 residents	Listed with "nursing home." Simplified requirement.
Nursing home, boarding care home, assisted living, hospice	1 space per 3 beds and 1 space per each 2-day shift employees or full-time equivalent	1 space per every 3 residents	Simplified requirement. Consistent with group-living land uses. Similar requirement to other cities (e.g., Minneapolis).
Dormitory, fraternity, sorority	1 space for every 3 beds	1 space per every 3 residents	Simplified requirement. Consistent with group-living land uses. Similar requirement to other cities (e.g., Portland, Minneapolis).
Fraternity, sorority	1 for every 5 active members or 1 for every 2 beds, whichever is greater	1 space per every 3 residents	Listed with "dormitory." Simplified requirement.

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<b><i>Civic and Institutional Uses - Educational Facilities</i></b>			
Day care	1 space per employee	1 space per employee	NO CHANGE
Elementary/middle/junior high school	1 space per teacher or administrator	1 space per employee	Consistent terminology
Senior high school	1 space per employee, teacher and staff member and 1 per 10 students	1 space per employee and 1 space per 10 students	Consistent terminology
College, university, seminary, technical college, trade school, business school, arts school, dance school	various (see below)	1 space per every 2 employees and 1 per every 3 full-time students not on campus or 1 for every 3 part-time students, whichever is greater, plus required parking for other uses	Consistent across higher education uses. Although student and employee counts are an imperfect proxy for campus parking demand, the GFA of classroom and office space is a worse proxy since these are variable over time in response to the marketplace.  City will update annual administration process.
Technical college, trade school, business school	1 space per every 2 employees and staff members and 1 per every full-time student or 3 part-time students	Consolidates above with universities and colleges	Consolidate requirements
University, college, seminary	1 per every 2 employees and staff members and either 1 per every 3 full-time students not on campus or 1 for every 3 part-time students, whichever is greater	Consolidated above with technical colleges, trade schools and business schools	Consolidate requirements
<b><i>Civic and Institutional Uses - Social, Cultural and Recreational Facilities</i></b>			
Club, fraternal organization, lodge hall	1 space per 75 sq. ft. GFA	removed	Parking requirement is based on restaurant, liquor and entertainment licenses and therefore use requirement is not needed
Golf course	6 spaces per hole and 1 per employee	4 spaces per hole	Similar requirement to other cities.
Golf driving range	1 space per 15 feet of driving line	1 space per 15 feet of driving line	Reclassified under Commercial Recreation land uses
Museum, art gallery	1 space per 500 sq. ft. GFA	1 space per 500 sq. ft. GFA	Art gallery defined under "general retail."
Non-commercial recreation, multi-use community center	1 space per 250 sq. ft. GFA	1 space per 1000 sq. ft. GFA	Evidence of excess parking at rec centers. Similar requirement to other cities (e.g., Milwaukee).
Public library	1 space per 450 sq. ft. GFA	1 space per 500 sq. ft. GFA	Consistent with "museum"

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<b><i>Civic and Institutional Uses - Religious Institutions</i></b>			
Church, chapel, synagogue, place of worship	1 space per 3 seats or 6 feet of pews in the main unit of worship	1 space per 250 sq. ft. GFA in the main unit of worship	Allows for institutions without seats.
Convent, monastery, religious retreat	none	1 space per every 3 residents	Consistent with group-living land uses. Similar requirement to other cities (e.g., Minneapolis).
<b><i>Public Services and Utilities</i></b>			
Utility building or public service building or yard	1 space per employee	1 space per employee	Reclassified from Industrial Uses
<b><i>Commercial Uses - Offices</i></b>			
Office (including, but not limited to: administrative, financial, insurance, professional, real estate, and sales offices)	Various between 1 space per 275 sq. ft. GFA to 1 space per 800 sq ft GFA	1 space per 400 sq. ft. GFA	Consistent with medical and retail uses in parking demand.
General office	1 space per 350 sq. ft. GFA	1 space per 400 sq. ft. GFA	Covered under "office"
Office park	1 space per 400 sq. ft. GFA	1 space per 400 sq. ft. GFA	Covered under "office"
Finance, insurance, real estate office	1 space per 275 sq. ft. GFA	1 space per 400 sq. ft. GFA	Listed with "office"
Photographic studio	1 space per 800 sq. ft. GFA	1 space per 400 sq. ft. GFA	Consistent with office and retail uses
<b><i>Commercial Uses - Medical Facilities</i></b>			
Hospital	1.8 spaces per bed	1 space per 2 beds	Similar requirement to other cities
Medical or dental clinic, medical laboratory	1 space per 250 sq. ft. GFA	1 space per 400 sq. ft. GFA	Consistent with office and retail uses in parking demand.
Veterinary clinic/hospital	1 space per 250 sq. ft. GFA	1 space per 400 sq. ft. GFA	Consistent with office and retail uses in parking demand.
<b><i>Commercial Uses - Retail sales and services</i></b>			
General retail, service business, bank, credit union, building materials center, business sales and services, convenience market, currency exchange, dry cleaning, commercial laundry, food and related goods sales, food shelf, furniture/appliance store, gun shop, shooting gallery, liquor store, lumber yard, massage center, pawn shop, photocopying, repair shop, self-service laundromat, supermarket, tattoo shop, tobacco shop	various	1 space per 400 sq. ft. GFA up to 30,000 sq. ft. GFA, plus 1 space for each additional 800 sq. ft. GFA over 30,000 sq. ft. GFA	Consistent across office, medical and commercial retail sales and services uses

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General retail, retail stores in general	1 space per 225 sq. ft. GFA	1 space per 400 sq. ft. GFA up to 30,000 sq. ft. GFA, plus 1 space for each additional 800 sq. ft. GFA over 30,000 sq. ft. GFA	Listed with "general retail" and "service businesses." Consistent across retail sales and services.
Bank	1 space per 240 sq. ft. GFA plus 5 stacking spaces per lane for drive-in bank	1 space per 400 sq. ft. GFA up to 30,000 sq. ft. GFA, plus 1 space for each additional 800 sq. ft. GFA over 30,000 sq. ft. GFA	Listed with "general retail" and "service businesses." Consistent across retail sales and services. Stacking requirement included in drive-through sale and services
Beauty parlor, barber shop	1 space per 250 sq. ft. GFA	1 space per 400 sq. ft. GFA up to 30,000 sq. ft. GFA, plus 1 space for each additional 800 sq. ft. GFA over 30,000 sq. ft. GFA	Covered under zoning definition of "service business." Consistent across retail sales and services
Convenience market, supermarket	1 space per 250 sq. ft. GFA	1 space per 400 sq. ft. GFA up to 30,000 sq. ft. GFA, plus 1 space for each additional 800 sq. ft. GFA over 30,000 sq. ft. GFA	Listed with "general retail" and "service businesses." Consistent across retail sales and services.
Drug store	1 space per 250 sq. ft. GFA	1 space per 400 sq. ft. GFA up to 30,000 sq. ft. GFA, plus 1 space for each additional 800 sq. ft. GFA over 30,000 sq. ft. GFA	Covered under zoning definition of "general retail." Consistent across retail sales and services
Furniture/appliance store	1 space per 500 sq. ft. GFA	1 space per 400 sq. ft. GFA up to 30,000 sq. ft. GFA, plus 1 space for each additional 800 sq. ft. GFA over 30,000 sq. ft. GFA	Listed with "general retail" and "service businesses." Consistent across retail sales and services.
Hardware/paint store	1 space per 340 sq. ft. GFA	1 space per 400 sq. ft. GFA up to 30,000 sq. ft. GFA, plus 1 space for each additional 800 sq. ft. GFA over 30,000 sq. ft. GFA	Covered under zoning definition of "general retail." Consistent across retail sales and services
Laundromat, coin operated drycleaners	1 space per every 3 washing or cleaning machines	1 space per 400 sq. ft. GFA up to 30,000 sq. ft. GFA, plus 1 space for each additional 800 sq. ft. GFA over 30,000 sq. ft. GFA	Listed with "general retail" and "service businesses." Consistent across retail sales and services.
Greenhouse, garden center	none	1 space per 400 sq. ft. GFA plus 1 space per 1,000 sq. ft. outdoor sales or display area	Consistent across retail sales and services. Similar requirement to other cities (e.g., Minneapolis).
Lumber yard, building materials center	1 space per 275 sq. ft. of indoor sales area plus 1 space per 5,000 sq. ft. of warehouse/storage	1 space per 400 sq. ft. GFA up to 30,000 sq. ft. GFA, plus 1 space for each additional 800 sq. ft. GFA over 30,000 sq. ft. GFA	Listed with "general retail" and "service businesses." Consistent across retail sales and services.

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Massage parlor	1 space per 300 sq. ft. GFA	1 space per 400 sq. ft. GFA up to 30,000 sq. ft. GFA, plus 1 space for each additional 800 sq. ft. GFA over 30,000 sq. ft. GFA	Listed with "general retail" and "service businesses." Consistent across retail sales and services.
Mortuary, funeral home	1 space per 150 sq. ft. GFA	1 space per 150 sq. ft. GFA	NO CHANGE
Multiuse retail center	1 space per 280 sq. ft. GFA	1 space per 400 sq. ft. GFA up to 30,000 sq. ft. GFA, plus 1 space for each additional 800 sq. ft. GFA over 30,000 sq. ft. GFA	Consistent across retail sales and services
Package delivery service	1 space per 500 sq. ft. GFA plus 1 space per employee	1 space per 500 sq. ft. GFA	Simplified requirement. Consistent with "post office."
Post office	1 space per 500 sq. ft. GFA plus 1 space per each 2 employees	1 space per 500 sq. ft. GFA	Simplified requirement. Consistent with "package delivery service."
Pawn shop, within a completely enclosed building	1 space per 225 sq. ft. GFA	1 space per 400 sq. ft. GFA up to 30,000 sq. ft. GFA, plus 1 space for each additional 800 sq. ft. GFA over 30,000 sq. ft. GFA	Listed with "general retail" and "service businesses." Consistent across retail sales and services.
Pawn shop, with outdoor sales space	1 space per 400 sq. ft. of area for sales, office, plus 1 space per 2,000 sq. ft. of outdoor sales	1 space per 400 sq. ft. GFA up to 30,000 sq. ft. GFA, plus 1 space for each additional 800 sq. ft. GFA over 30,000 sq. ft. GFA	Listed with "general retail" and "service businesses." Consistent across retail sales and services. Zoning code standards and conditions handled under "auto sales and rental, outdoor."
Repair shop	1 space per 300 sq. ft. GFA	1 space per 400 sq. ft. GFA up to 30,000 sq. ft. GFA, plus 1 space for each additional 800 sq. ft. GFA over 30,000 sq. ft. GFA	Listed with "general retail" and "service businesses." Consistent across retail sales and services.
Service business with showroom or workshop	1 space per 900 sq. ft. GFA	1 space per 900 sq. ft. GFA	NO CHANGE
<b>Commercial Uses - Food and Beverages</b>			
Brew on premises store	none	1 space per 900 sq. ft. GFA	Consistent with "service business with workshop"
Catering	none	1 space per 900 sq. ft. GFA	Consistent with "service business with workshop"
Coffee shop, tea house	1 space per 175 sq. ft. GFA	1 space per 400 sq. ft. GFA	Consistent with retail, office, and other eating establishments; will facilitate transition between all of these uses within commercial buildings.
Restaurant with or without on-sale wine, strong beer, or nonintoxicating malt liquor	1 space per 125 sq. ft. GFA	1 space per 400 sq. ft. GFA; replace with new use definition below	Consistent with retail, office, and other eating establishments; will facilitate transition between all of these uses within commercial buildings.

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Restaurant, carry-out, deli, fast food, with or without strong malt/wine or liquor	various	1 space per 400 sq. ft. GFA; definition adds similar uses of "carry out" and "deli"	Consistent with retail, office, and other eating establishments; will facilitate transition between all of these uses within commercial buildings.  Restaurants with liquor but without entertainment licenses are not more parking intensive than other restaurant uses.
Restaurant with strong malt/wine and entertainment license class A	1 space per 100 sq. ft. GFA and as required in section 62.103(f)(3)	1 space per 400 sq. ft. GFA; new use definition	Restaurants with strong malt/wine and License A are not more parking intensive than other restaurant uses.
Establishment with on-sale intoxicating liquor <u>and</u> entertainment license class A	1 space per 100 sq. ft. GFA and as required in section 62.103(f)(3)	1 space per 100 sq. ft. GFA and as required in section 63.206(c)	NO CHANGE; establishments with liquor and Licenses A or B tend toward standing room crowds later in the day and are more parking intensive than restaurants.
Establishment with on-sale intoxicating liquor <u>and</u> entertainment license class B	1 space per 75 sq. ft. GFA and as required in section 62.103(f)(3)	1 space per 100 sq. ft. GFA and as required in section 63.206c; combine with liquor and License A definition above	Consistent with establishments with liquor and class A licenses
Establishment with on-sale intoxicating liquor and entertainment license class C	1 space per 75 sq. ft. GFA and as required in section 62.103(f)(3)	1 space per 75 sq. ft. GFA and as required in section 63.206(c)	NO CHANGE
Restaurant, carry-out	1 space per 225 sq. ft. GFA	1 space per 400 sq. ft. GFA; consolidates with restaurants	Consistent with retail, office, and other eating establishments; will facilitate transition between all of these uses within commercial buildings.
Restaurant, fast food	1 space per 110 sq. ft. GFA plus 6 stacking spaces for drive-through lane	1 space per 400 sq. ft. GFA; consolidates with restaurants; stacking requirement included in drive-through sale and services	Consistent with retail, office, and other eating establishments; will facilitate transition between all of these uses within commercial buildings.
<b>Commercial Uses - Lodging</b>			
Bed and breakfast residence	1.5 spaces per dwelling unit and 0.5 spaces per guest room	1 spaces per dwelling unit and 0.5 spaces per guest room	Consistent with "multi-family dwelling unit"
Hotel, inn, motel	1 space per occupancy unit plus additional for bars, restaurants, assembly rooms	1 space per 3 occupancy units plus required parking for bars, restaurants, assembly rooms	Similar requirement to other cities (e.g., Minneapolis)

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<b>Commercial Uses - Commercial Recreation and Entertainment</b>			
Basketball, volleyball court	9 spaces per court	6 spaces per court	Similar requirement to other cities (e.g., Minneapolis)
Bowling, bocce ball center, billiard hall	4 spaces per lane, 2 spaces per table plus required parking for other uses	2 spaces per lane, 1 space per table plus required parking for other uses	Similar requirement to other cities (e.g., Minneapolis)
Dance hall, bingo hall, assembly halls without fixed seats, exhibition hall, reception hall	1 space per 75 sq. ft. GFA	1 space per 200 sq. ft. GFA	Similar requirement to other gathering places with periodic intense use. DSI feedback to have lower parking requirement than bars.
Electronic game room	1 space per 75 sq. ft. GFA	1 space per 400 sq. ft. GFA	Consistent across office, medical and commercial retail sales and services uses
Golf, driving range	1 space per 15 feet of driving line	1 space per 15 feet of driving line	Reclassified from Social, Cultural and Recreational Facilities
Golf, miniature	1 space per hole	1 space per hole	NO CHANGE
Marina	1 space per 2 slips	1 space per 2 slips	NO CHANGE
Roller rink, ice-skating rink	1 space per 100 sq. ft. GFA	1 space per 300 sq. ft. GFA	Consistent with tennis and other courts/clubs
Health/sports club (including, but not limited to: yoga, martial arts, and dance studios)	1 space per 260 sq. ft. GFA plus 1 space per employee	1 space per 400 sq. ft. GFA	Consistent across office, medical commercial retail sales and services uses, and swimming clubs
Stadium, sports arena	1 space per 4 seats or 8 feet of benches plus 1 space per 2 employees	1 space per 4 seats or 8 feet of benches	Simplified requirement
Swimming club	1 space per 400 sq. ft. GFA	1 space per 400 sq. ft. GFA	NO CHANGE
Tennis, racquetball, handball, courts/club	3 spaces per court or lane, 1 space per 260 sq. ft. GFA of related uses, and 1 space per employee	2 spaces per court or lane, 1 space per 300 sq. ft. GFA plus required parking for other uses	Simplified requirement. Similar requirement to other cities.
Theater, auditorium, assembly hall with fixed seats, concert hall	1 space per 4 seats and 1 space per 2 employees	1 space per 4 seats	Simplified requirement

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<b>Commercial Uses - Automobile Services</b>			
Automobile convenience market	1 space per 225 sq. ft. GFA	1 space per 400 sq. ft. GFA	Consistent across office, medical and commercial retail sales and services uses
Automobile repair station, service station, body shop, specialty store	1 space per 275 sq. ft. GFA plus 1 space per each auto service stall	1 space per 400 sq. ft. GFA plus 1 space per auto service stall	Consistent across office, medical and commercial retail sale and services uses; parking demand for the auto business office space is not uniquely higher than other office space
Auto repair accessory to auto sales	2 spaces per auto service stall	1 space per auto service stall	Consistent with "automobile repair station"
Automobile sales and rental	1 space per 400 sq. ft. or area for sales, office, plus 1 space per 2,000 sq. ft. of outdoor sales	1 space per 400 sq. ft. GFA, plus 1 space per 5,000 sq. ft. of outdoor sales	Consistent across office, medical and commercial retail sales and services uses
Car wash	5 stacked spaces per washing lane, 2.5 spaces per stall for self-service, and 1 space per 2 employees	1 space per 2 employees	Simplified requirement. Stacking requirement included in car wash standards and conditions.
<b>Commercial Uses - Limited Production, Processing and Storage</b>			
Limited production and processing	none	1 space per 1,000 sq. ft. GFA or 1 space per 2,000 sq. ft. GFA if more than 50% of production floor space is occupied by automated machinery	Consistent with "industrial, manufacturing."
Self-service storage	1 space per 5,500 sq. ft. GFA	1 space per 5,000 sq. ft. GFA	Consistent with warehousing related land uses.
Warehousing, storage	1 space per 5,000 sq. ft. GFA	1 space per 5,000 sq. ft. GFA	NO CHANGE
Wholesaling	1 space per 1,500 sq. ft. GFA	1 space per 1,500 sq. ft. GFA	NO CHANGE
<b>Industrial Uses</b>			
Industrial, manufacturing	1 space per 650 sq. ft. GFA or 1 space per 2,000 sq. ft. GFA if more than 50% of production floor space is occupied by automated machinery	1 space per 1,000 sq. ft. GFA or 1 space per 2,000 sq. ft. GFA if more than 50% of production floor space is occupied by automated machinery	Similar requirement to other cities.
Research, development and testing laboratory	1 space per 575 sq. ft. GFA	1 space per 575 sq. ft. GFA	NO CHANGE
Sheltered workshop	1 space per employee plus 1 for each 25 program participants	1 space per employee plus 1 for each 25 program participants	NO CHANGE
Utility building	1 space per employee	1 space per employee	Reclassified as Public Services and Utilities